



MINUTES

**PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall ~ 201 North Brushy Street
Leander, Texas**

Thursday ~ September 10, 2009 at 7:00 pm

**Place 1 Eric Zeno
Place 2 Seth Tanner
Place 3 Josh Payne**

**Place 4 Clayton Rose-Chairman
Place 5 Mark Bell
Place 6 Betty Saenz
Place 7 Shiloh Rowe**

1. Call to Order
Meeting called to order at 7:04
2. Roll Call
All Commissioners were present except Commissioner Payne and Commissioner Tanner.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: August 13, 2009
Motion made by Commissioner Rowe to approve the minutes, seconded by Commissioner Zeno. Motioned passed unanimously.
4. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No Citizens wished to speak.

PUBLIC HEARING

5. Zoning Case #09-Z-005: Hold a public hearing and consider action on the rezoning of a parcel generally located to the south of Crystal Falls Parkway, west of the intersection of Lakeline Boulevard and Crystal Falls Parkway for approximately 55.0413 acres; Parcel # 352959. Currently the parcel is zoned SFS (Single Family Suburban) and is proposed to be zoned, PUD (Planned Unit Development) Leander, Travis County, TX. Applicant: Samuel D. Kiger on behalf of Key Deer Holdings, L.P.

a. Applicant Presentation

Bill Hinkley gave presentation on the zoning change for Cap Rock

b. Staff Presentation

Pix Howell, Urban Design Officer discussed surrounding land uses and the applicants' request.

c. Open Public Hearing

Chairman Rose opened the public hearing.

The following people spoke:

Matt Nowicki

Monica Thyssen – spoke against

Bill McGee

Craig Ingram – spoke against

Bill Stafford – spoke against

Neal Mize

Sid Sokol – Had questions

Donald Landis

d. Close Public Hearing

Chairman Rose closed the public hearing.

e. Discussion

Commissioners had discussion.

f. Consider Action

Motion made by Commissioner Bell to approve the request, seconded by Chairman Rose. Motion passed unanimously.

REGULAR AGENDA

6. Subdivision Case 09-SFP-003: Consider action on the Replat of 12.466 acres out of the Elijah D. Harmon Survey, Abstract 6, in Williamson County, Texas; also being Lots 20, 21, 22, and 23 of Block 'A' Leander Heights Section Three, located at 801 Leander Drive, Leander, Williamson County, Texas. Agent: Tim Haynie on behalf of Benalex LLC

a. Applicant Presentation

Kevin Mercer explained the purpose for the short form plat.

b. Staff Presentation

Pix Howell, Urban Design Officer stated that staff reviewed the request and it meets subdivision requirements with staff recommendations.

c. Discussion

No discussion took place.

d. Consider Action

Motion made by Chairman Rose to approve with staff recommendations, seconded by Commissioner Rowe. Motion passed unanimously.

7. Subdivision Case 09-FP-002: Consider action on a final plat for the Highlands at Crystal Falls, Section 1, Phase 2A, Subdivision, approximately 14.4862 acres, located to the southwest of the intersection of Rusty Spur and Pow Wow, Leander, Travis and Williamson County, Texas. Agent: Samuel Kiger on behalf of Lookout Development Group. L.P.

a. Applicant Presentation

Sam Kiger was present for comments

b. Staff Presentation

Pix Howell, Urban Design Officer stated that staff reviewed the request and it meets subdivision requirements with staff recommendations.

c. Discussion

No discussion took place.

d. Consider Action

Motion made by Chairman Rose to approve with staff recommendations, seconded by Commissioner Bell. Motion passed unanimously.

8. Adjournment

Meeting adjourn at 8:19

Clayton Rose - Chairman

ATTEST:

Ellen Pizalate, Secretary